

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, September 19, 2002, 1:30 p.m., Conference Room 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jerry Berggren, Tim Francis, Bruce Helwig, Jim McKee, Bob Ripley and Carol Walker; (Terry Young absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair, Bob Ripley called the meeting to order and requested a motion approving the minutes for the meeting held August 15, 2002. McKee made a motion to approve the minutes, seconded by Berggren. Motion carried 5-0: Berggren, Francis, Helwig, McKee and Ripley; (Walker and Young absent).

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

APPLICATION BY BROWN ARCHITECTS AND DESIGN ON BEHALF OF "BRAZENHEAD" FOR CERTIFICATE OF APPROPRIATENESS FOR WORK AT 301 N. 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: September 19, 2002

Members present: Berggren, Francis, Helwig, McKee, Ripley and Walker; (Young absent).

Mr. Zimmer stated that this application has been put on hold. He will bring it forward when new information has been received.

APPLICATION BY SCOTT SULLIVAN ON BEHALF OF TELESIS, INC. FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 210 N. 7TH STREET AND 700 "P" STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: September 19, 2002

Members present: Berggren, Francis, Helwig, McKee, Ripley and Walker; (Young absent).

Scott Sullivan appeared to present the application. He noted that Dan Hansen and Jay Jarvis from Telesis, Inc. and Bob Norris were also present. They would like to get a final decision today on all of the buildings; the brewery area, as well as the new restaurant, Fireworks. 2

signs are included that they will address. One sign is on the corner of the former Jabrisco building. The old Jabrisco sign is gone. They are proposing a vertical sign on the corner. A drawing was submitted to the Commissioners with their agenda. It will be a copper skin with the word "Fireworks" cut out of it. Mr. Norris can better describe the sign.

Bob Norris stated that the shape and materials have been heavily influenced by the logo that the owners have developed. The copper color will be a treated surface and it will not continue to age. All light sources are hidden. The lettering involves some airbrushing and similar treatments. This will hopefully evoke an older appearance.

Mr. Sullivan stated that the second sign will be at the entrance to the restaurant. The awning has a front metal steel channel. This sign would have a radius steel face that would be consistent with the awning.

McKee questioned if the flames on the sign are red and yellow neon. Mr. Norris stated that the neon will be behind the sign to create a glow. There will be no visible neon tubes.

Berggren wondered how the letters are illuminated. Mr. Norris replied that they will be internally lit. The light sources are tubes within the metal structure, but not exposed.

Ripley wondered about the canopy sign. He wanted to know if the rectangular portion was cut out. Mr. Norris replied that the rectangular portion is of the copper material. The letters are the only thing that will be cut out.

McKee wondered how the dimension of the corner sign is different from the previous sign. Ed Zimmer stated that he has some slides of the building that he can show.

Mr. Zimmer presented slides of the building. Mr. Norris is not sure of the dimensions of the corner sign. Mr. Zimmer believes the proposed sign is approximate to the size of the current sign.

Berggren wondered about the south entrance. Mr. Sullivan replied that it will be more of a secondary entrance to the bar.

Mr. Sullivan presented a drawing of the former Jabrisco Building. The sidewalk café will remain, but will be unchanged for the most part. The colors will be changed. There are some small globes on the sidewalk fencing. The window frames will be changed from green to a brick color. There will be a gold color as trim. The awnings will be a terra cotta color. Mr. Sullivan presented a drawing for the facade of the former Burlington building. They have scaled down the size of the awnings. There will be a terra cotta color with black banding. The frames are the existing dark bronze aluminum window frames. They are proposing to use tile on the base of the building.

McKee questioned if any brick or stone was being painted. Mr. Sullivan replied no.

Mr. Sullivan addressed the brewery building. The canopies will be done in an almond color, mesh product. There will also be some black inserts below the windows.

Helwig noted that this is a lot of information. McKee believes they have gone in the direction that the Commission asked them.

Ripley does not have a problem with the tile on the base of the building. He thinks it will look nice.

Mr. Norris stated that the vast majority of the signage is out of metal. It will be a mottled brown, aged copper, but they will not let it go green.

No one else appeared and public hearing was closed.

ACTION:

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McKee made a motion for approval of the awnings, below window treatment tile, color scheme for the 7th street restaurant facade and the color treatment of the building, seconded by Walker.

Berggren thinks the design of the awnings interferes with the building. He thinks it creates 3 different size awnings for each facade. Mr. Sullivan noted that they wanted some connectivity between the buildings, but they also wanted some separation.

Motion carried 5-1: Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Berggren voting 'no'; Young absent.

McKee moved approval of the "P" Street facade of the restaurant as presented, with color and material, seconded by Francis. Motion carried 6-0: Berggren, Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Young absent.

McKee moved approval of the 7th St. brewery facade as presented with color and material, seconded by Francis. Motion carried 6-0: Berggren, Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Young absent.

Helwig moved approved of the corner sign to be illuminated with the same method as the entrance sign, seconded by McKee.

McKee noted that it seems to be about the same size as the current building sign.

Mr. Zimmer stated that Haymarket guidelines rule out backlit plastic faced signs. It seems that this is a different type of construction.

McKee questioned if the word 'restaurant' is backlit. Berggren noted that the drawing states it is copper metal faced. Mr. Sullivan did not know if the word 'restaurant' was projecting or flush.

Motion carried 5-1: Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Berggren voting 'no'; Young absent.

McKee moved approval of the entrance sign as presented, seconded by Walker.

Helwig likes to look at precedent. McKee does not consider this exposed neon. Berggren noted that this is on a building that was built after neon was invented.

McKee withdrew the motion. He further moved approval of the canopy sign with the condition that the flames are of metal and that the lettering is surface painted, not cutout or backlit, seconded by Berggren. Motion carried 6-0: Berggren, Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Young absent.

APPLICATION BY NEAR SOUTH NEIGHBORHOOD ASSOCIATION FOR CHANGE OF ZONE 3378, FROM R-5 AND R-6 TO R-2 IN PORTIONS OF THE MOUNT EMERALD, CAPITOL ADDITION, HILLSDALE (SIDLES-GRAINER-ROGERS-WALTS), AND CLARK-LEONARD LANDMARK DISTRICTS, GENERALLY BOUNDED BY "A" STREET ON THE SOUTH, 18TH STREET ON THE WEST, "E" STREET ON THE NORTH AND 21ST AND 22ND STREETS ON THE EAST
PUBLIC HEARING:

September 19, 2002

Members present: Berggren, Francis, Helwig, McKee, Ripley and Walker; (Young absent).

Mr. Zimmer stated that this application is for a substantial change of zone. Mt. Emerald was the first residential landmark district created. The zoning would be changed to R-2. This is maybe the most post card illustrated residential district in Lincoln. There has been considerable investment in the neighborhood and change from apartments, back to single family residential. He presented many slides of the neighborhood. He noted that duplexes are permitted in an R-2 area.

Walker moved approval, seconded by Helwig.

Ripley observed that this could be viewed from the preservation ordinance as a housekeeping measure. Reducing the zoning to be in obvious compliance with the merit of a landmark district, is the obvious thing to do. This serves the greatest public good and is a wonderful thing to do.

Mr. Zimmer stated that a number of letters were distributed to the neighborhood. All of the correspondence and email he has received so far, has been positive in favor of this application. He believes approximately 90 people have signed a petition in favor of this application. That is around 75% of the area.

Dave Witters stated that this was discussed about 3 years ago by the Near South Neighborhood Association. They want to protect the neighborhood from future slip-ins and protect this area, as people invest in the return to a single family neighborhood. They believe this will have many positive effects on maintaining the neighborhood.

Berggren wondered when this neighborhood was changed to R-5 and R-6. Mr. Zimmer replied that when this area was first zoned in the 1920's, there were some apartments up by the Capitol. This was probably a World War II change that was intensified by the zoning change of the 1970's. Fundamentally, he believes economics changed the area. This application tries to align the zoning with the investment in the neighborhood the last couple of decades.

Francis is somewhat conflicted. He understands what is trying to be done, but he wonders if this isn't a big potential fight with landlords.

Ripley thinks that this is for the greatest public good and it will benefit the neighborhood and the community. Francis believes that it raises the property values in the area as well, for owner occupants and landlords alike. It will be good for the neighborhood. Ripley agreed.

Mr. Witters believes about 15 landlords signed the petition in favor of this application.

Berggren thinks this is a good application.

Motion carried 6-0: Berggren, Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Young absent.

STAFF REPORT

- Mr. Zimmer presented the Hitchcock House and Thayer House to the National State Historical Society last week.
- Mr. Zimmer noted that Bob Puschendorf came across a 1920's article about concrete road markers.
- Mr. Zimmer mentioned that the East Campus district has officially been designated by the City Council. He is currently working on the guidelines.

There being no further business, the meeting was adjourned at 3:00 p.m.